



KINGS ESTATES
PROFESSIONALS IN PROPERTY



4 Rosehip Lane

Tunbridge Wells

Kings Estates are pleased to present this superb two-bedroom semi-detached home on Rosehip Lane, with open-plan living, south-facing garden, allocated parking and a structural warranty to August 2029.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Located on the popular Knights Park Development
- Well-presented two-bedroom semi-detached home
- Bright dual-aspect open plan kitchen, dining and sitting room
- Modern kitchen with integrated appliances
- French doors opening onto the garden
- South-facing low-maintenance garden with rear access
- Two double bedrooms with fitted storage to the principal
- Contemporary bathroom and ground-floor cloakroom
- One allocated off-road parking space
- New-build structural warranty valid until August 2029





Kings Estates are pleased to present this well-presented two-bedroom semi-detached home, tucked away within the ever-popular Knight Park, enjoying a quiet residential position on Rosehip Lane in Tunbridge Wells. With bright, thoughtfully arranged accommodation, contemporary fittings and a south-facing garden, this welcoming home is equally suited to a first purchase or those seeking a more manageable lifestyle. Shops, cafés, restaurants and leisure facilities are within easy reach, alongside local schools, green spaces and transport links, including rail services to London. The property also benefits from a new-build structural warranty valid until August 2029.

The entrance hall provides space for hanging coats, with stairs rising to the first floor and a cloakroom featuring a WC and floating wash hand basin. At the heart of the home is a dual-aspect, open-plan kitchen, dining and sitting room, creating an inviting setting for everyday life and evenings with friends. The modern kitchen offers coordinating worksurfaces and upstands, a one-and-a-half bowl sink with mixer tap, and integrated appliances including an oven, electric hob, extractor, fridge/freezer, slimline dishwasher and washing machine. Space for a dining table connects the kitchen with the comfortable sitting area, where French doors open onto the garden, bringing a lovely sense of connection to the outdoors. An understairs cupboard provides useful additional storage.

Upstairs, the landing leads to two double bedrooms and a modern bathroom. The principal bedroom features a full-height window, a generous built-in wardrobe with mirrored sliding doors and an additional storage cupboard, while the second double bedroom enjoys an outlook over the rear garden. The bathroom includes a bath with shower and screen over, a floating wash hand basin with mixer tap, tiled flooring, partially tiled walls and a chrome ladder-style heated towel rail. Outside, the south-facing garden offers a low-maintenance retreat, with a patio for summer lunches and relaxed evenings, complemented by artificial lawn. A rear gate provides convenient access to the small parking area, where the property has one allocated parking space.

OTHER INFORMATION

COUNCIL TAX BAND – D (Tunbridge Wells Borough Council)

TENURE – Freehold

ESTATE CHARGE - approximately £450 per annum

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

Amenities: Knights Park benefits from convenient access to a variety of local amenities, including a town square with shops and services. Residents enjoy proximity to the vibrant Royal Tunbridge Wells town centre, which offers an excellent selection of restaurants, theatres, and shops. Tunbridge Wells is the only spa town in the Southeast of England, featuring elegant architecture and a variety of cultural, entertainment, and shopping attractions, including the historic Pantiles known for its charming Georgian colonnade, summer jazz festivals, and regular food and craft markets. The nearby Pantiles district is the perfect destination for those seeking both high street brands and charming independent boutiques. Additionally, High Brooms is located nearby with local shops and North Farm Industrial Park, which features an Odeon Cinema, Nuffield Health & Fitness, Asda, and M&S supermarkets. The impressive Bluewater Shopping Centre is just 26 miles away, and lovely seaside towns can be reached comfortably in under an hour by car.

Recreational Amenities: For leisure and recreation, Knights Park offers an abundance of options. The surrounding woodland and green spaces provide a tranquil environment for outdoor activities such as walking and cycling. Within walking distance, residents can enjoy the Nuffield Health Club, a multi-screen cinema, and a bustling retail park. Recreational amenities such as Dunorlan and Grosvenor & Hilbert Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club, and St John's Sports Centre enhance the area's appeal, making Knights Park an ideal location for those seeking a balanced lifestyle of relaxation and convenience.

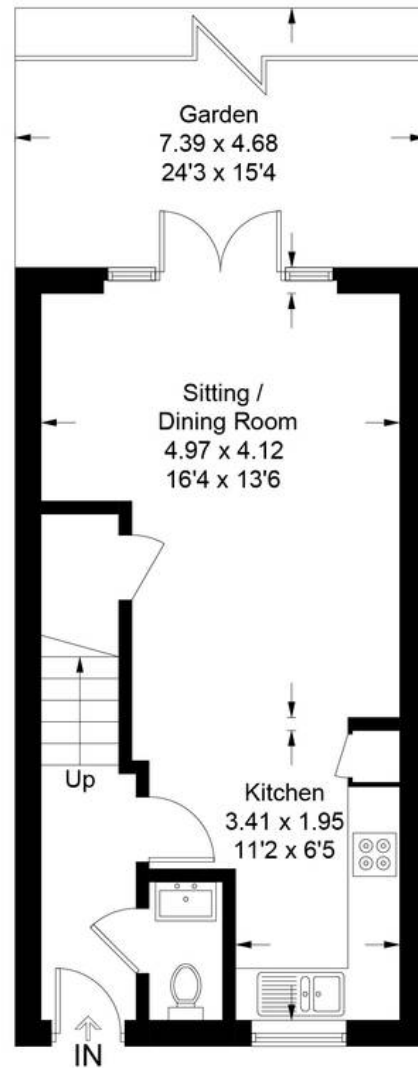
State and Private Schools: Families at Knights Park have access to outstanding educational opportunities. The Skinners Kent Primary School, a premium purpose-built facility, is located within the development itself. Additionally, Royal Tunbridge Wells and the surrounding area are home to a number of highly-regarded secondary schools, both state and private, including Skinners, Tunbridge Wells Grammar School for Girls (TWGGS), Tunbridge Wells Grammar School for Boys (TWGSB), Bennett Memorial Diocesan, and St Gregory's, ensuring a strong educational foundation for children of all ages.

Mainline Rail: Knights Park is well-connected to central London via two nearby railway stations: High Brooms and Tunbridge Wells. High Brooms is approximately 1 mile away, providing fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street, with journey times starting from around 50 minutes. For added convenience, an exclusive shuttle bus operates from Knights Park to High Brooms station during peak morning and evening hours, enhancing connectivity for commuters.

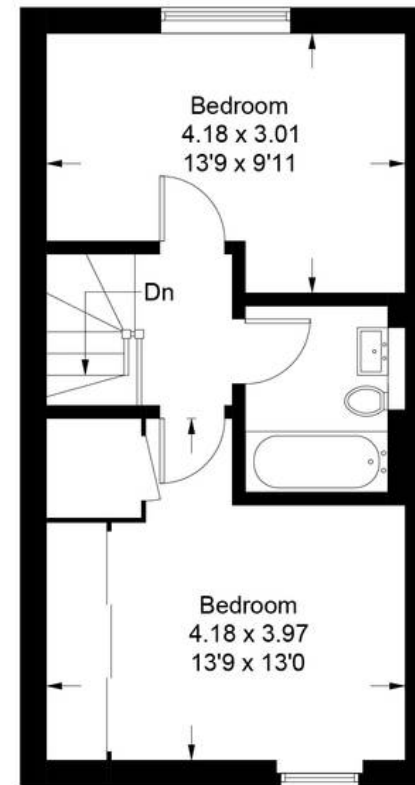
Communications & Roads: Knights Park boasts excellent road connections, providing easy access to the A21 and M25, facilitating travel to London and the south coast. For those working in London, the Centaur commuter coach service offers a direct and comfortable route to Canary Wharf and other key destinations in the capital. The strategic location of Knights Park makes it a desirable spot for those looking to enjoy both urban and rural lifestyles.



Approximate Gross Internal Area = 70.4 sq m / 758 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1336907)





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